

Paradise Valley Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Paradise Valley	11,671	13,664	0.4%	17.1%
Maricopa County	2,122,101	3,072,149	-	44.8%

Median Household Income

	<i>1990</i>	<i>2000</i>
Paradise Valley	\$110,550	\$150,228
Maricopa County	\$30,797	\$45,358
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	11,377	13,063	95.6%
African American	31	100	0.7%
Native American	36	27	0.2%
Asian	178	276	2.0%
Other	49	198	1.4%
Hispanic	237	364	2.7%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	4,318	5,034
Homeownership Rate	95.4%	97.0%
Average Household Size	2.70	2.71

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	2,788	3,645	26.7%
20 – 54 yrs	5,383	5,595	40.9%
55 & Over	3,500	4,424	32.4%

Median Age	44.6	46.3
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	4,568	5,453	98.3%	19.4%
Townhouse / Condo	81	74	1.3%	-8.6%
Multi-family Units	15	15	0.3%	0.0%
Manufactured Home	2	7	0.1%	250.0 %
Other Units	84	-	0.0%	-100.0%
Total Units	4,750	5,549	-	16.82%

Assisted Housing Units Produced between 1996 - 2000

Paradise Valley	0
Maricopa County	8,344

Housing Affordability Gap

	Paradise Valley	Maricopa County
Total Gap	1,295	108,373
Gap as a % of Total households	25.7%	9.6%
% of Median household Income where total gap occurs	50%	

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$1,076	\$1,076
# of Units Surveyed	0	0

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	23	\$950,000	424	\$495,000	447	\$525,000
1997	25	\$790,000	422	\$499,500	447	\$515,000
1998	25	\$1,000,00	470	\$585,000	495	\$595,000
1999	17	\$1,250,00	542	\$654,200	559	\$675,000
2000	28	\$1,705,00	574	\$737,500	602	\$767,000